



17, Heol-Y-Bardd  
Bridgend, CF31 4SS

Watts  
& Morgan







# 17, Heol-Y-Bardd

Bridgend CF31 4SS

**Guide Price £260,000 - £270,000**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

**\*\* GUIDE PRICE \*\* £260,000 - £270,000 \*\***

An extended and modernised 3 bedroom semi-detached property situated in a sought-after location in Bridgend. Within walking distance of Bridgend Town Centre, Newbridge Fields, local shops, schools and amenities. Offering great access to Junction 36 of the M4 Motorway. Accommodation comprises; entrance hall, ground floor shower room, spacious living room, conservatory and kitchen/breakfast room. First floor; 3 good sized bedrooms and a family bathroom. Externally offering a private driveway with off-road parking for numerous vehicles, single garage and a landscaped tiered rear garden. EPC Rating; 'D'.

## Directions

\* Bridgend town centre - 1.0 Mile \* Cardiff centre - 21.0 Miles \* J36 of the M4 - 3.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with laminate flooring, understairs storage cupboard and a staircase leading up to the first floor. The ground floor shower room is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and a wash hand basin. With ceramic tiled flooring, tiling to the walls, a chrome ladder radiator and windows to the front. The main living room is a generous sized reception room with carpeted flooring, a bay-window overlooking the front and a feature gas fireplace with hearth and surround. French doors open into the conservatory with carpeted flooring, windows over-looking the rear garden and PVC doors opening out to the rear garden. The kitchen has been fitted with a contemporary range of coordinating wall and base units with complementary marble effect wood work surfaces over. With laminate flooring, tiled splash-backs, a window over-looking the rear garden and a fully glazed PVC door out to the rear garden. Integrated appliances to remain include; 4-ring gas hob with oven, grill and extractor fan, under-counter fridge and freezer and dishwasher. Space and plumbing is provided for a washing machine and ample space for a freestanding dining table.

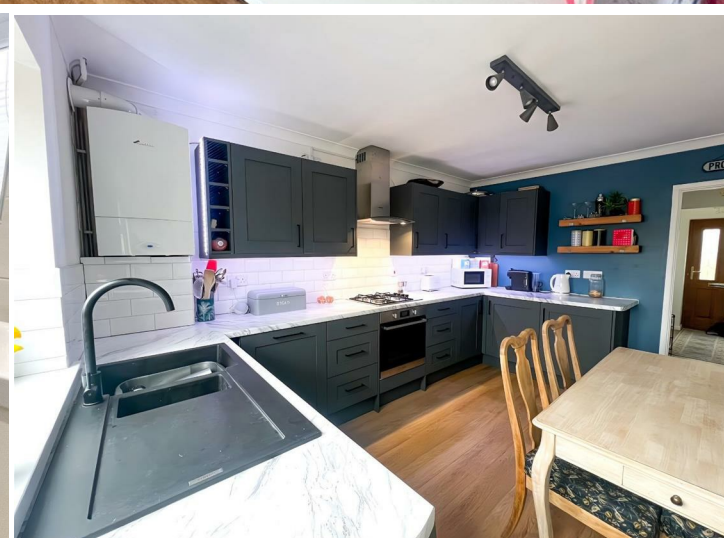
The first floor landing offers carpeted flooring, a window over-looking the front and a built-in airing cupboard. There is access to the loft hatch with pull-down ladder attached. Bedroom One is a double bedroom with laminate flooring and windows over-looking the rear. Bedroom Two is a second double bedroom with laminate flooring, built-in wardrobes and windows to the front. The third bedroom benefits from laminate flooring and windows to the rear. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin. With tiling to the walls, vinyl flooring, chrome ladder radiator and a window to the side.

### GARDENS AND GROUNDS

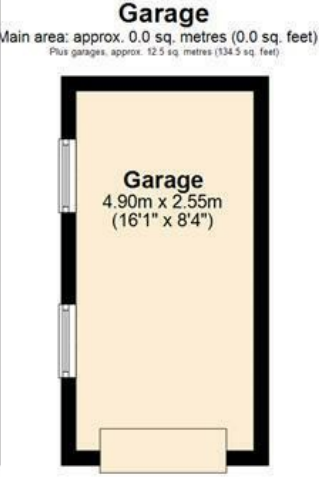
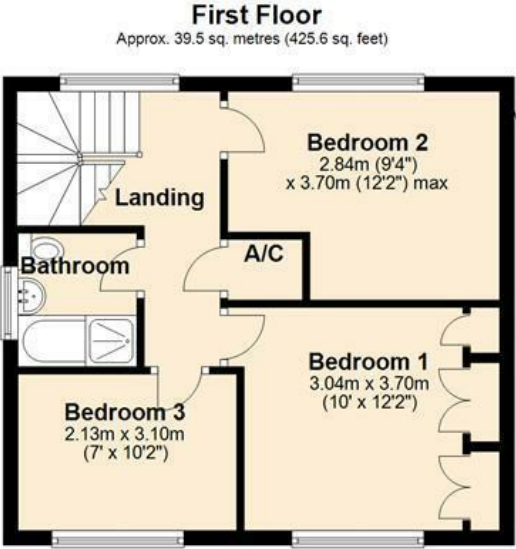
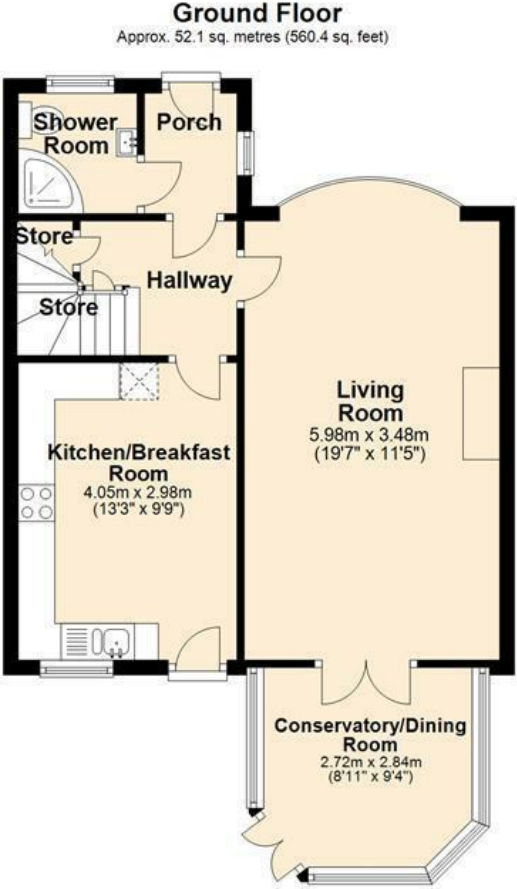
Approached off Heol-Y-Bardd, no. 17 benefits from a resin driveway with off-road parking for numerous vehicles leading down to the garage. The garage has a manual door and power supply. There are outdoor power sockets on the drive and access into the rear garden. To the front of the property lies a lawned garden and to the rear of the property lies a tiered fully landscaped garden featuring patio area ideal for dining furniture and steps leading down to a large decked area. The rear further benefits from a private aspect surrounded by a range of mature shrubs and greenery.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'D'.



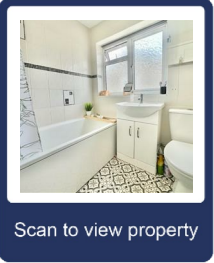




Main area: Approx. 91.6 sq. metres (986.0 sq. feet)  
Plus garages: approx. 12.5 sq. metres (134.5 sq. feet)  
All measurements are approximate and for display purposes only.  
Plan produced using PlanUp.

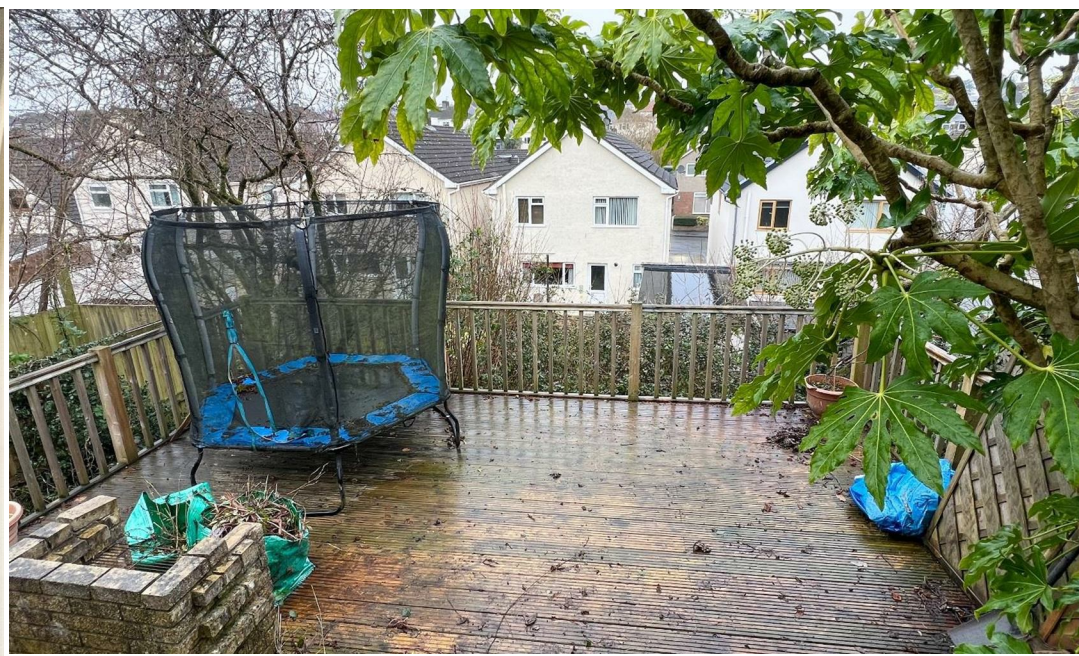


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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